

BAKER / WOHL ARCHITECTS



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5 April 2012

Zoning Board of Appeals  
Town of Acton  
472 Main Street  
Acton, Massachusetts 01720

**RE: COMPREHENSIVE PERMIT #10-08  
15 – 26 SACHEM WAY - MCCARTHY VILLAGE II**

Dear Gentilepersons:

On behalf of our client, the Acton Housing Authority, I am writing to advise the Board of Appeals of various *de minimus* changes made to the design for the above-referenced Comprehensive Permit. The Comprehensive Permit was approved based on design drawings submitted on 15 September 2010 and approved on 12 October 2010. The final 100% Construction Documents are dated 29 February 2012, modified by Addendum #2 issued during bidding and dated 22 March 2012.

There are two sets of changes to the Comprehensive Permit plans: revisions mandated by the Massachusetts Department of Housing and Community Development (DHCD) as a condition for funding the project, and design coordination changes proposed by BWA as the design progressed from the Comprehensive Permit application to final construction documents. These changes are listed below. Please note that we are only including changes that may have a bearing on the Comprehensive Permit:

**DHCD Mandated Changes:**

1. Rear exterior decks were reduced in area from ~160 sf to ~28 sf. (Refer to Drawings A1.1, A2.1, A2.2, and A2.4 for these changes)
2. We added a secondary means of egress stair from the upper unit of Building A. (Refer to Drawings A1.1 and A2.1 for this change)
3. We added one additional window and adjusted the siding design at the end elevations of Buildings B through F. (Refer to Drawings 3.2 and 3.3 for this change)
4. We eliminated one second story window at the west elevation of Buildings B through D. (Refer to Drawing 3.2 for this change)
5. Specifications were revised to clearly indicate the requirement for the buildings to comply with the Stretch Energy Code and LEED for Homes. (No change to permit drawings required)

**Changes made for Design Coordination:**

1. The building elevations were revised to reflect final grading and elevations at each building. The number of steps required to enter each unit are now shown

on the site plans. At Building C, the rear deck stairs were rotated 90 degrees to keep them further away from the setback line and abutters. (Refer to Drawings C-3, A1.1, A3.1, A3.2, and A3.3 for these changes)

2. The finish floor elevations at Buildings B through F were raised by 3 inches for improved water resistance. (Refer to Drawings C-3, A1.1, A3.2, and A3.3 for this change)
3. The second floor elevations and building roofs were lowered by 6 inches to allow for shipping of modular boxes with roof framing attached. (Refer to Addendum #2 for this change)
4. Metal bulkhead exterior stairs were removed from all buildings and replaced with interior floor hatches to provide access to crawl spaces. (There will be no exterior access to the crawl spaces.) (Refer to Drawings A1.1, A2.1, A2.2, A2.3, A2.4, and A2.5 for this change)
5. Exterior lean-to sheds were added at the rear of the buildings to provide additional bulk storage for each apartment. (Refer to Drawings A1.1, A2.1, A2.2, A2.3, A2.4, A2.5, A3.1, A3.2, and A3.3 for this change)
6. The bathroom window at the ground floor unit of Building A was relocated to the west elevation to accommodate the exterior sheds. (Refer to Drawings A2.1 and A3.1 for this change)
7. The length of Building A was increased by 1 foot to the west to provide required accessibility clearances at interior bedrooms. (Refer to Drawing A2.1 for this change)
8. The landscape drawing was redrawn in CAD. Some of the trees were rearranged to better screen Buildings A through C from abutters. (Refer to Drawing L1.1 for this change)
9. Attic and crawl space vents were added to elevations. Lattice was also added to conceal areas under exterior stairs. (Refer to Drawings A3.1, A3.2, and A3.3 for these changes)
10. The exterior porch and deck railings were changed from painted wood to composite wood for durability and longevity. (Refer to Drawings A3.1, A3.2, and A3.3 for this change)

We believe the above design revisions are minor and do not materially affect the terms or conditions upon which the Comprehensive Permit was issued; we therefore believe no amendment of the Comprehensive Permit is required. On behalf of the Acton Housing authority, we respectfully request such a finding by the Board of Appeals.

Respectfully submitted,

*Stephen D. Baker*

Stephen D. Baker  
Principal

cc: Kelley Cronin, AHA Executive Director



*Stephen D. Baker*